

056.A

0008

0007.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
238,500 / 238,500
238,500 / 238,500
238,500 / 238,500
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	7
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	238,500			238,500		150632
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

PREVIOUS ASSESSMENT									Parcel ID	056.A-0008-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	238,500	0	.	.	238,500		Year end	12/23/2021	
2021	102	FV	235,200	0	.	.	235,200		Year End Roll	12/10/2020	
2020	102	FV	228,600	0	.	.	228,600	228,600	Year End Roll	12/18/2019	
2019	102	FV	210,400	0	.	.	210,400	210,400	Year End Roll	1/3/2019	
2018	102	FV	174,300	0	.	.	174,300	174,300	Year End Roll	12/20/2017	
2017	102	FV	162,200	0	.	.	162,200	162,200	Year End Roll	1/3/2017	
2016	102	FV	162,200	0	.	.	162,200	162,200	Year End	1/4/2016	
2015	102	FV	153,000	0	.	.	153,000	153,000	Year End Roll	12/11/2014	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No					
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No					
HOME SAVINGS/AM	21953-98		4/17/1992		37,400	No	No	L				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/10/2017									Measured		DGM	D Mann					
5/6/2000										197	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK: 20945 PG: 118, Building Number 8.																			
Sty Ht: 1	- 1 Story			A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 3	- Brick or Stone			A 3QBth:	Rating:																						
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																						
Prime Wall: 7	- Brick			A HBth:	Rating:																						
Sec Wall:				OthrFix:	Rating:																						
Roof Struct: 2	- Hip			OTHER FEATURES																							
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																						
Color: BRICK				A Kits:	Rating:																						
View / Desir: N	- NONE			Frpl: 0	Rating: Average																						
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade: C	- Average			CONDOS INFORMATION																							
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear																						
Alt LUC:	Alt %:			Total Units:																							
Jurisdict:	Fact: .			Floor: 2	- 2nd Floor																						
Const Mod:				% Own: 0.552500010																							
Lump Sum Adj:				Name: 24	- 6039																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %					No Unit	RMS	BRS	FL											
Prim Int Wal: 2	- Plaster			Functional:				%					1	3	1	0											
Sec Int Wall:				Economic:				%																			
Partition: T	- Typical			Special:				%																			
Prim Floors: 4	- Carpet			Override:				%																			
Sec Floors:				Total:	30.6 %																						
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Subfloor:				Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Bsmnt Gar:				Size Adj.: 1.49173546											GLA	Gross Liv Ar	605	513.990	310,965								
Electric: 3	- Typical			Const Adj.: 1.06018400																							
Insulation: 2	- Typical			Adj \$ / SQ: 513.992																							
Int vs Ext: S				Other Features: 32712																							
Heat Fuel: 3	- Electric			Grade Factor: 1.00																							
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000																							
# Heat Sys: 1				NBHD Mod:																							
% Heated: 100	% AC: 100			LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO			Adj Total: 343677																							
% Com Wal	% Sprinkled			Depreciation: 105165																							
				Depreciated Total: 238512								WtAv\$/SQ: 238500			AvRate: 394.21	Ind.Val: 394.21											
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:					IMAGE					
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0008-0007.0												AssessPro Patriot Properties, Inc											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
More: N	Total Yard Items:				Total Special Features:											Total:											